

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Breezy Point Court, 1250'S  
of Holly Neck Road  
(2899 Breezy Point Court)  
15th Election District  
5th Councilmanic District  
  
Nicholas A. Foehrkolb, et al  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-194-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 2899 Breezy Point Court, located in the vicinity of Holly Neck Road on Hawks Cove. The Petition was filed by the owners of the property, Nicholas A. and Nicholas J. Foehrkolb. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed 30' x 30' garage) to be located in the front yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property has been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

After due consideration of the information submitted, it appears that the relief requested should be granted. In the opinion of this Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, the relief requested sufficiently complies with the requirements of Sections 307.2 and 500.14 of the Baltimore County

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Date

By

Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

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Bp

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed 30' x 30' garage) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The proposed garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

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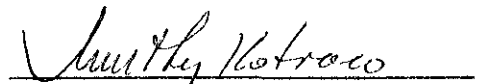
Date

By

3) There shall be no automotive service work performed within or commercial use of the proposed garage.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated November 13, 1996, attached hereto and made a part hereof.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
November 13, 1996

FROM: R. Bruce Seeley *RBS/JP*  
DEPRM

SUBJECT: Zoning Item #194 - Foehrkolb Property  
2899 Breezy Point Court  
Zoning Advisory Committee Meeting of November 4, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RBS:SA:sp

FOEHRKOL/DEPRM/TXTSBP

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11/25/96  
RBS  
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Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 25, 1996

Mr. Nicholas A. Foehrkolb  
2899 Breezy Point Court  
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Breezy Point Court, 1250'S of Holly Neck Road  
(2899 Breezy Point Court)  
15th Election District - 5th Councilmanic District  
Nicholas A. Foehrkolb, et al - Petitioners  
Case No. 97-194-A

Dear Mr. Foehrkolb:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM  
People's Counsel

✓ Case File

MICROFILMED



CRITICAL  
AREA



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

2899 BREEZY PT. CT.  
which is presently zoned RC 20

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR)

To allow a storage building in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

*I'm going to use this building to store various tools used in the maintenance of my property.*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

NICHOLAS A. FOERKOLB  
(Type or Print Name)

Nicholas A. Foerkolb  
Signature

NICHOLAS J. FOERKOLB  
(Type or Print Name)

Nicholas J. Foerkolb  
Signature

2899 BREEZY PT. CT. 574 3192  
Address Phone No

BALTIMORE MD 21221  
City State Zipcode  
Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: R.T.

DATE: 10-25-96

ESTIMATED POSTING DATE: 11-3-96

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 194

ORDER RECEIVED FOR FILING

Date 11/25/96

# Affidavit in support of Administrative Variance

97-194-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2899 BREEZY PT. CT.  
address

BALTIMORE MD 21221  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I USED THIS BUILDING TO STORE VARIOUS TOOLS USED  
IN THE MAINTENANCE OF MY PROPERTY

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Nicholas A. Foehrkolb  
(signature)  
NICHOLAS A. FOEHRKOLB  
(type or print name)



Nicholas J. Foehrkolb  
(signature)  
NICHOLAS J. FOEHRKOLB  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24<sup>th</sup> day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nicholas A. Foehrkolb and Nicholas J. Foehrkolb

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

October 24, 1996  
date

Bonnie Marie Camponeschi  
NOTARY PUBLIC

My Commission Expires: August 25, 2000



# EXAMPLE 3 -- Zoning Description

97-194-A

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 2899 BREELY PT. CT.  
(address)

Beginning at a point on the NORTH side of  
(north, south, east or west)

BREELY PT. CT. which is 40'  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 40' 1250± SOUTH of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street PHILLIPS RD.  
~~40' 1250±~~ BREELY PT. CT.  
(name of street)

which is 40' wide. \*Being Lot # 2  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of BREELY PT.  
(name of subdivision)

as recorded in Baltimore County Plat Book # \_\_\_\_\_, Folio # \_\_\_\_\_.

containing 2.0 Also known as 2899 BREELY PT. CT.  
(square feet or acres) (property address)

and located in the 15 Election District, 19 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S 18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

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ITEM # 194



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 194 Petitioner: NICHOLAS FOEHRKOLB

Location: 2899 BREEZY PT. CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: NICHOLAS FOEHRKOLB

ADDRESS: 2899 BREEZY PT. CT.  
BALTO. MD. 21221

PHONE NUMBER: 686-4034

# CERTIFICATE OF POSTING

RE: Case No.: 97-194 A

Petitioner/Developer: \_\_\_\_\_

NICKLAS A. FOEHRHOLO

Date of ~~Hearing~~ Closing: NOV 18, 1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 2899 BREEZY POINT

COURT BALTIMORE, MARYLAND 21221

The sign(s) were posted on NOV 2, 1996  
( Month, Day, Year)

Sincerely,

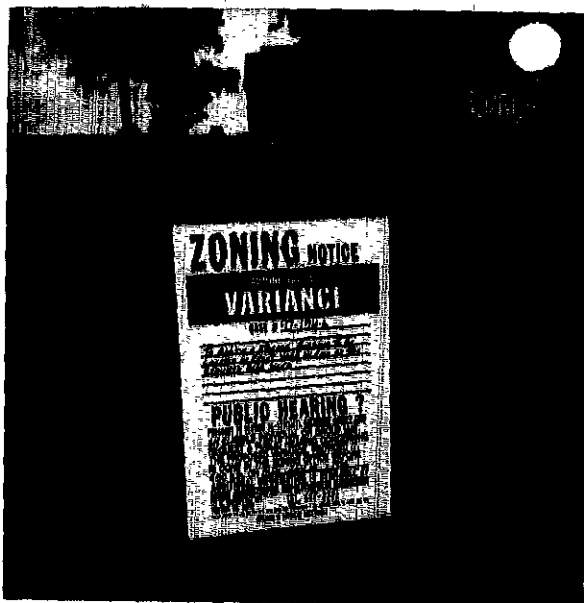
Thomas P. Dyle SR 11/2/96  
(Signature of Sign Poster and Date)

Thomas P. Dyle SR  
(Printed Name)

325 NICHOLSON ROAD  
(Address)

BALTIMORE, MARYLAND 21221  
(City, State, Zip Code)

(410) 687-8405  
(Telephone Number)



97-194-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11-03-96

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-194A

To allow a storage bldg. to be located  
in the front yard in lieu of the required  
rear yard.

## PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

NOV. 18, 1996

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 31, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-194-A (Item 194)  
2899 Breezy Point Court  
N/S Breezy Point Court, 1250'+/- S of c/l Philadelphia Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Nicholas A. Foehrkolb and Nicholas J. Foehrkolb  
Post by Date: 11/03/96  
Closing Date: 11/18/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Nicholas A. Foehrkolb, et al

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 19, 1996

Mr. Nicholas A. Foehrkolb  
2899 Breezy Point Court  
Baltimore, MD 21221

RE: Item No.: 194  
Case No.: 97-194-A  
Petitioner: Nicholas A. Foehrkolb

Dear Mr. Foehrkolb:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 25, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



Printed with Soybean Ink  
on Recycled Paper

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B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:   November 14, 1996

FROM:     Robert W. Bowling, Chief  
           Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
           for November 12, 1996  
           Item No. 194

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

RWB:HJO:jrb

cc:   File

ZONE36E

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director November 13, 1996  
Zoning Administration and  
Development Management

FROM: R. Bruce Seeley *RBS/gp*  
DEPRM

SUBJECT: Zoning Item #194 - Foehrkolb Property  
2899 Breezy Point Court  
Zoning Advisory Committee Meeting of November 4, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RBS:SA:sp

FOEHRKOL/DEPRM/TXTSBP

RECEIVED



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 11-1-96  
Item No. 134 (RT)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

**MICROFILMED**

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   November 4, 1996

FROM:    Pat Keller, Director  
         Office of Planning

SUBJECT:    Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 177, 183, 184, 186, 189, 190, 191, 192, 194, and 195

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Burns*

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 11/14/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 04, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

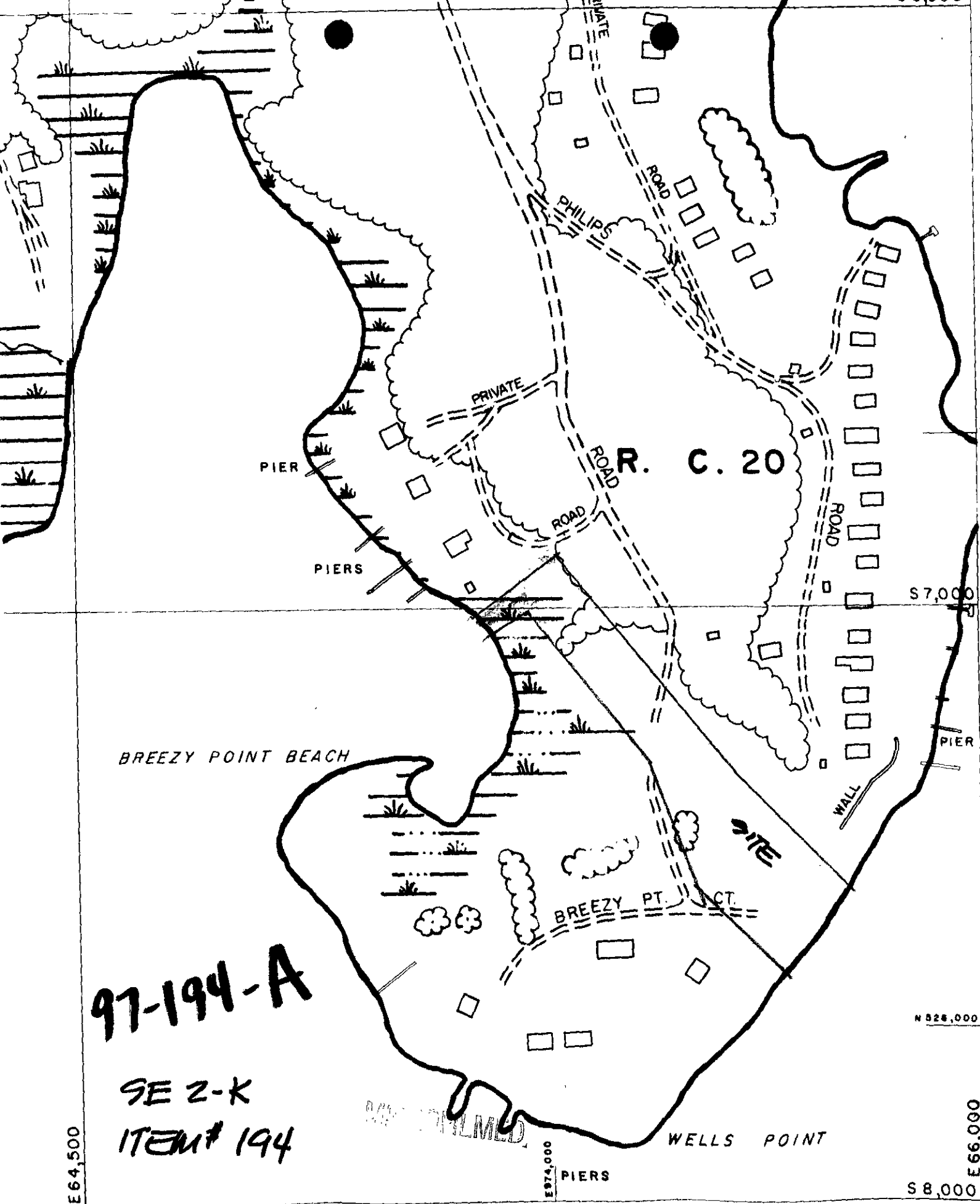
8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 183, 184, 186, 189, 190, 191,  
194 AND 195.

RECEIVED  
NOV 15 1996

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





97-194-A

SE 2-K  
ITEM# 194

NOT FILMED

SIVE ZONING MAP more County Council 1992	SCALE 1" = 200' ±	LOCATION	SHEET S. E.
--	----------------------	----------	----------------

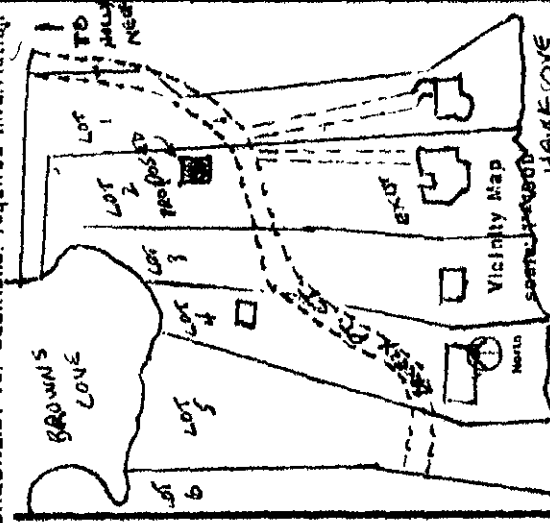
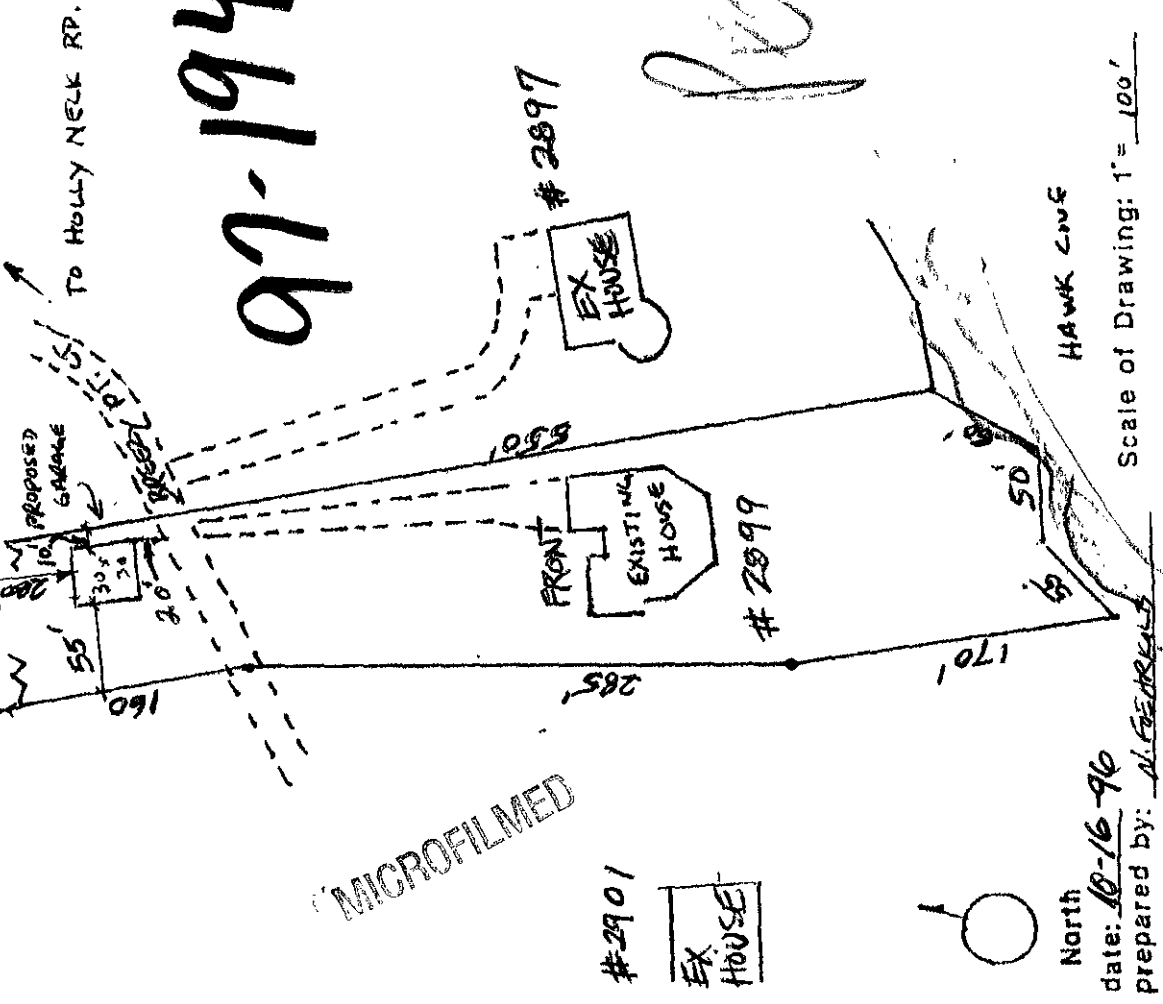
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 2899 BREEZY PT. CT.

Subdivision name: BREEZY PT.  
 plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# 2, section# \_\_\_\_\_

OWNER: NICHOLAS A. & NICHOLAS J. FEHRKOLB



## LOCATION INFORMATION

Election District: 15  
 Councilmanic District: 45  
 1"=200' scale map#: SE 2-K  
 Zoning: RC 2-0  
 Lot size: 2 acreage 10,000 square feet  
 Sewer: ☐ ☒  
 Water: ☐ ☒  
 Chesapeake Bay Critical Area: ☐ ☒  
 Prior Zoning Hearings: N/A

## Zoning Office USE ONLY!

Reviewed by: R.T.C. ITEM #: 194 CASE#:

MICROFILMED

#2901

EX. HOUSE



North  
 date: 10-16-96  
 prepared by: N. FEHRKOLB



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: \_\_\_\_\_ Petitioner: \_\_\_\_\_

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: \_\_\_\_\_

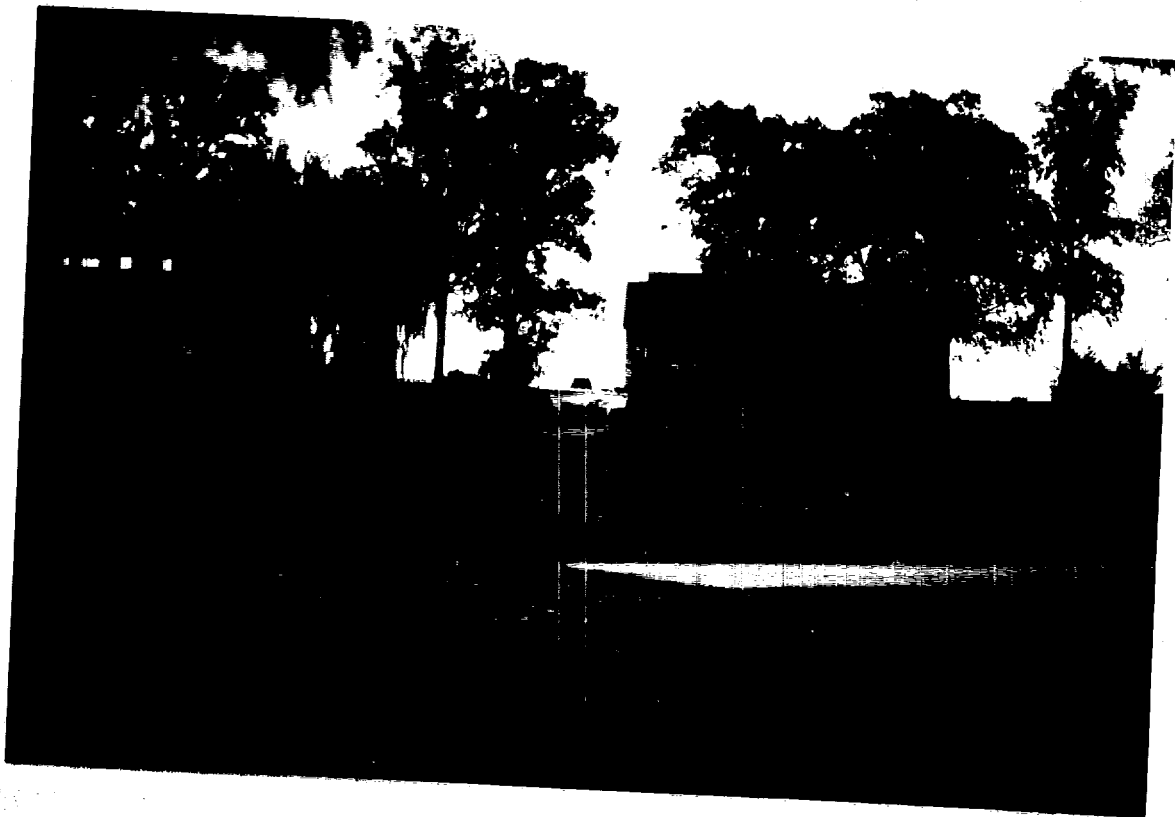
ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_

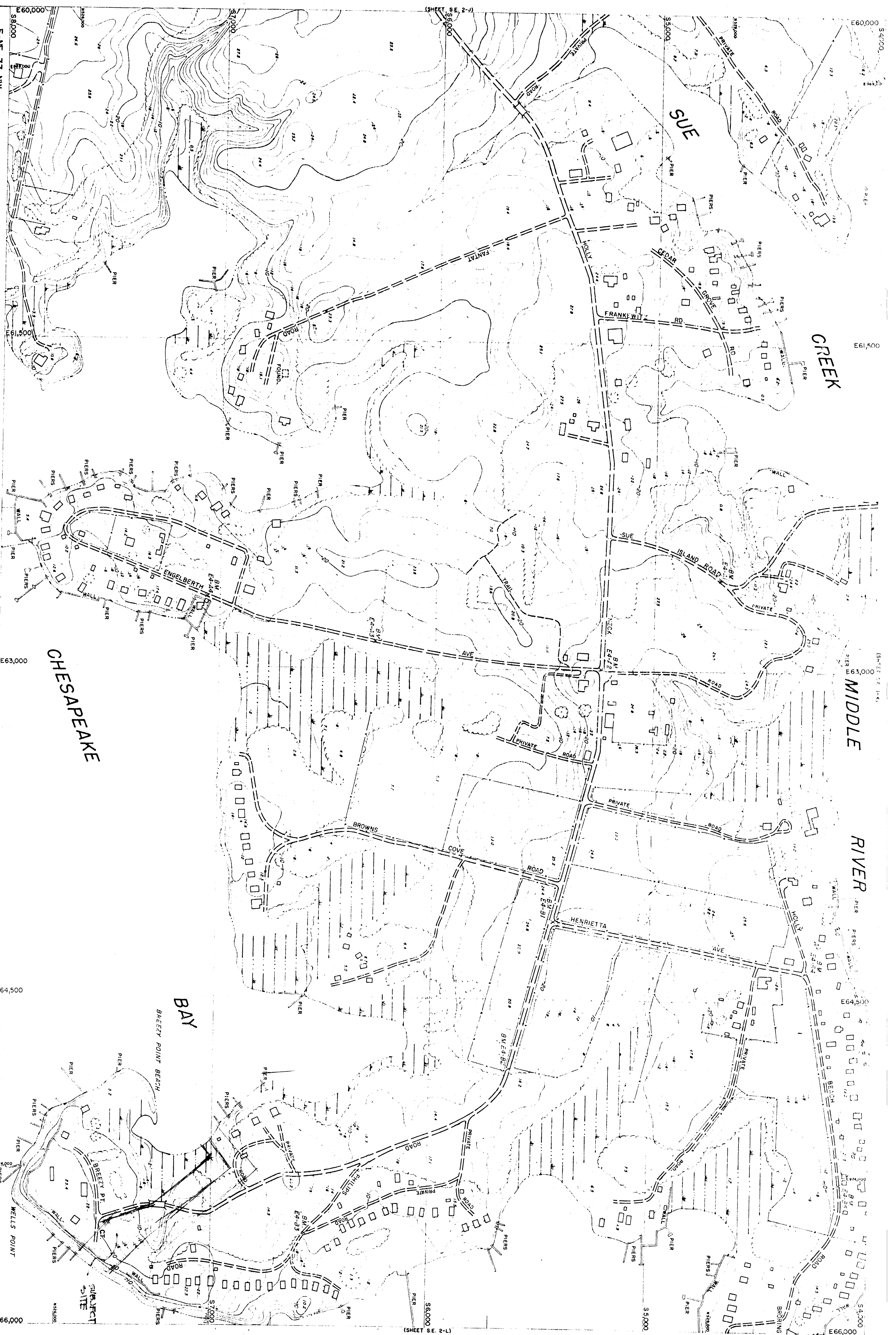
**BRANCH OFFICE DAILY RECORD**

[illegible]

97-194-A



MICROFILMED



PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
BY	DATE	1" = 200'	HOLLY NECK	S.E. 2-K
DATE OF PHOTOGRAPHY		MICROFILMED		
1954				

97-194-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SHEET  
MICROFILMED  
S.E.  
2-K

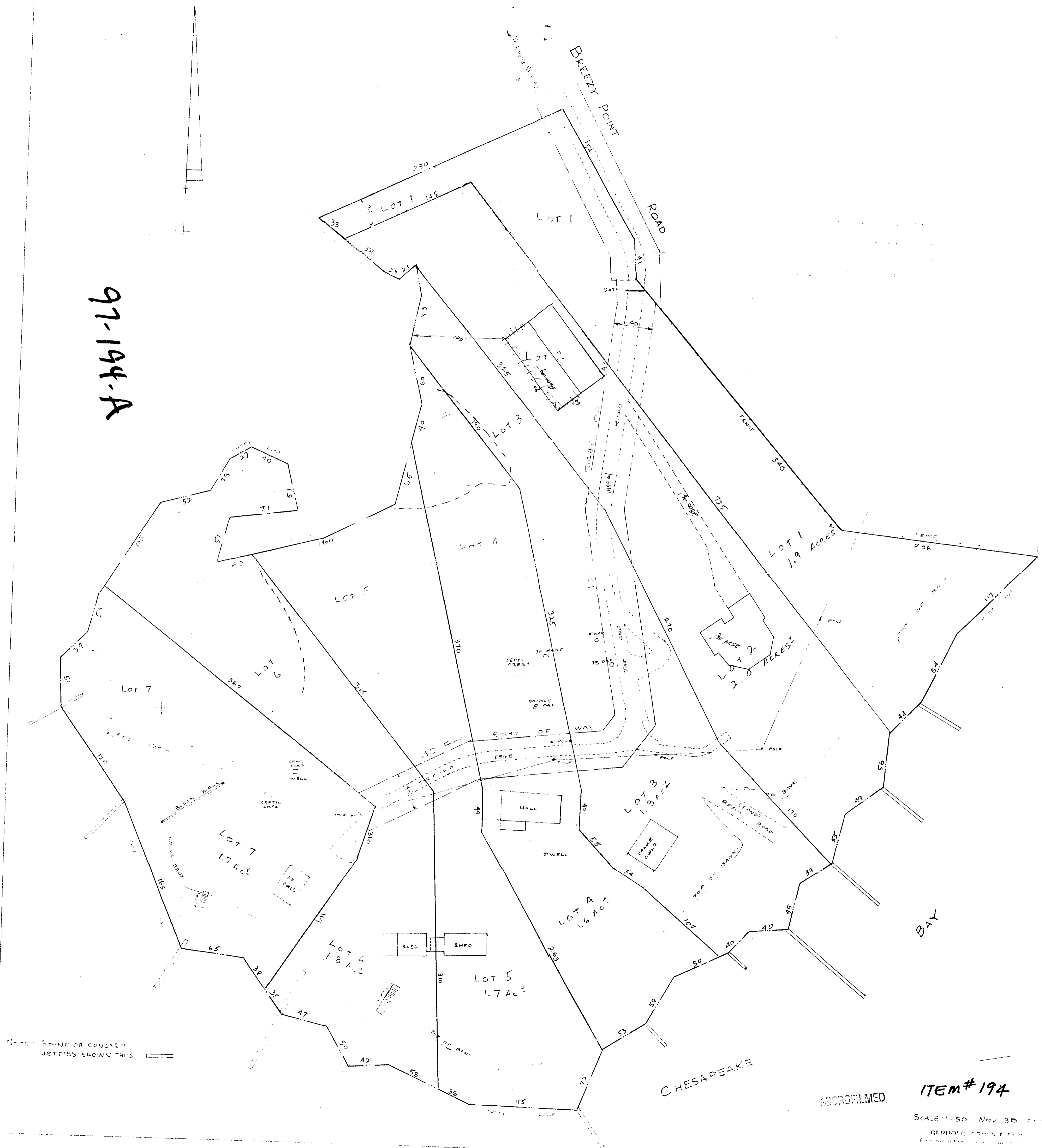
LOCATION  
ITEM # 194  
HOLLY NECK

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

97-194-A

97-194-A



MICROFILMED

ITEM # 194

SCALE 1"=50' Nov 30, 1962

GERHOLD, GEORGE E. JR.  
*Director of Engineering and Design*